

San Juan Capistrano, CA (Orange)

Refinance Investment Property

1st Trust Deed Investment



CapitalBenefit
the greener money™

Executive Summary



Property Type	Single Family
Occupancy	Non-Owner
Purpose	Business
Loan Amount	\$840,000
Appraised Value	\$1,200,000
Loan-to-Value	70%
Protective Equity	\$360,000
Investor Yield	9.50%
Term	3 Years (40 due in 3)

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated July 27, 2017*

Our borrowers bought this property earlier this year and just completed a \$280,000 remodel. She has very good credit and will use our loan proceeds to fund her next investment property purchase.

Similar homes rent for about \$4,000/month (zillow.com)

Per Appraiser: This property offers 2,025 sq. ft. of living space featuring 3 bedrooms, 2 baths, pool/spa and a 2-car garage on a 7,695 sq. ft. lot.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$405
\$100,000	partial interest – scheduled monthly income	\$810
\$840,000	whole note – scheduled monthly income	\$6,805

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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